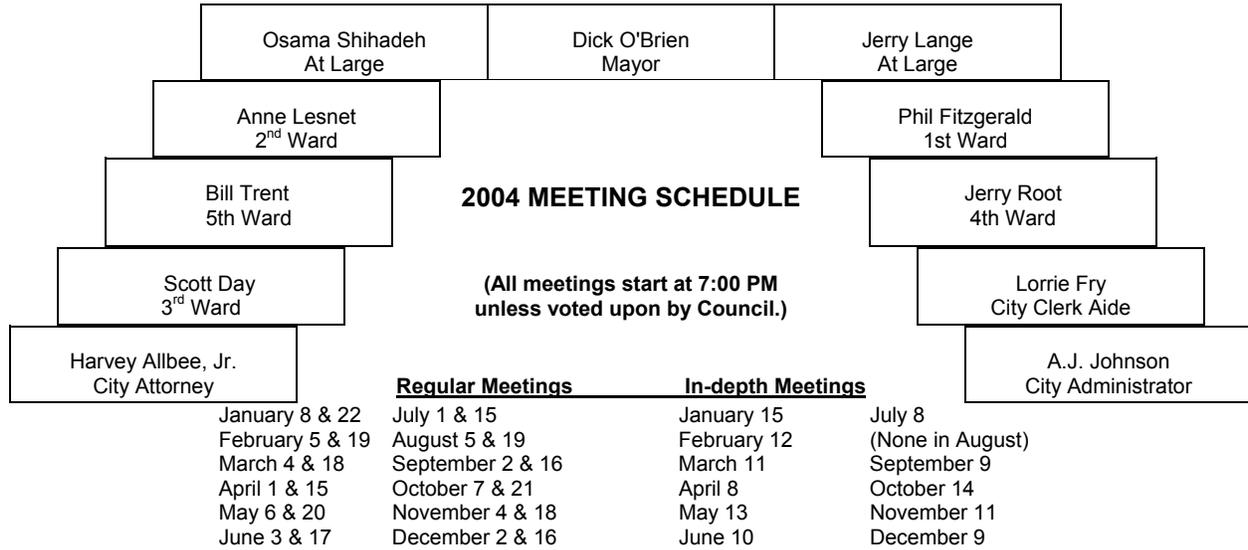


MUSCATINE CITY COUNCIL



AGENDA

**THURSDAY, JANUARY 22, 2004, 7:00 P.M.
COUNCIL CHAMBERS - CITY HALL**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING PRAYER**
4. **PLEDGE OF ALLEGIANCE**
5. **COMMUNICATIONS - CITIZENS**
6. **MINUTES - APPROVAL**

- A. Regular City Council Meeting – January 8, 2004
- B. Joint City Council/Legislative Meeting – January 8, 2004
- C. In-Depth City Council Meeting – January 22, 2004

7. CONSENT AGENDA

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence from the Agenda.

- * 9 – A-B
- * 13 – A-F
- * Bills*

*Approval of attached Bills for Approval totaling \$1,169,552.19 is subject to the approval of any related agenda item(s).

8. PUBLIC HEARING

A. Proposed Vacation of Utility Easement in Cedar Plaza Subdivision

Previously the City Council took action to establish a public hearing on the proposed vacation of a utility easement in the Cedar Plaza Subdivision. A developer is purchasing two lots in the Cedar Plaza Subdivision and intends to construct a building straddling the lot lines. It is therefore necessary to vacate the platted utility easement to accommodate the building's construction. Prior to any such action, a public hearing is required.

Now is the time for the public to comment on the proposed vacation of a utility easement in the Cedar Plaza Subdivision.

9. PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class C Beer and Sunday Sales Permit for Fareway Store #998, 2100 Cedar Plaza Drive – Fareway Stores Inc.
- B. Request for renewal of a Class C Beer and Sunday Sales Permit for West Side Store, 2201 Houser Street – DJMB, LLC.

10. FROM THE MAYOR

11. FROM THE PLANNING AND ZONING COMMISSION

12. FROM THE CITY ADMINISTRATOR

- A. Resolution Approving Vacation of Portion of Utility Easement and Access Easements in the Cedar Plaza Subdivision

Presented for City Council's consideration is a resolution approving the vacation of a portion of a utility easement and access easements in the Cedar Plaza Subdivision. Previously a public hearing was held to receive public comment on the proposed utility easement vacation between Lots 5 and 6 of the Cedar Plaza Subdivision. A proposed building will straddle both lots and requires the vacation of the existing easement and vacation of vehicular access easements as well. Presently there are no utilities located in the easement corridor. Newly located curb cuts will be part of the site plan process.

At this time City Council could take action by resolution concerning the vacation of a portion of an existing city utility and access easements in the Cedar Plaza Subdivision in the City of Muscatine.

B. Resolution Accepting Low Bid for Muscatine Owner-Occupied Housing Rehabilitation Program – 902 E. 8th Street

Presented for City Council's consideration is a resolution accepting the low bid for the Muscatine Owner-Occupied Housing Rehabilitation Program at 902 E. 8th Street. Three bids were submitted for the project with the low apparent bid being that of North Construction in the amount of \$27,730. The program allows for up to \$24,999 to be used for housing rehabilitation activities and would require the homeowners to pay for the difference, if any, in the bids received for the project. The bids have also been reviewed by the Muscatine Rehabilitation Committee and are recommended for approval at this time.

At this time City Council could take action by resolution accepting the low bid for the Muscatine Owner-Occupied Housing Rehabilitation Program for 902 E. 8th Street in the amount of \$27,730 from North Construction of Muscatine.

C. Resolution Accepting Low Bid for Muscatine Owner-Occupied Housing Rehabilitation Program – 503 E. 7th Street

Presented for City Council's consideration is a resolution accepting the low bid for the Muscatine Owner-Occupied Housing Rehabilitation Program at 503 E. 7th Street. A total of three bids were received for the project with the apparent low bid for the rehabilitation activity from North Construction in the amount of \$24,659. The program allows for up to \$24,999 to be used for housing rehabilitation activities and would require the homeowners to pay for the difference, if any, in the bids received for the project. The bids have also been reviewed by the Muscatine Rehabilitation Committee and are recommended for approval at this time.

At this time City Council could take action by resolution accepting the low bid for the Muscatine Owner-Occupied Housing Rehabilitation Program for 503 E. 7th Street in the amount of \$24,659 from North Construction of Muscatine.

D. Resolution Approving Development Agreement

Presented for City Council's consideration is a resolution approving the development agreement between the City of Muscatine and Cedar Development, LLC. The development agreement has been subject to various reviews by city staff, Cedar Development personnel, and the city's legal representation. In addition, the city has conducted a public hearing on the proposed agreement. The agreement will provide for tax increment financing to be made available to the developer in an amount not to exceed 50% of the increment generated within a 10-year time period. The tax increment finance district has been established and is in place for a 20-year time period.

At this time City Council could take action by resolution approving the development agreement between the City of Muscatine and Cedar Development, LLC.

E. Request Approval of Agreement Between the City of Muscatine and the Iowa Department of Transportation for the Job Access Reverse Commute Program

Presented for City Council's consideration is a request to approve a joint participation agreement between the Iowa Department of Transportation and the city for a two-year contract for the Job Access Reverse Commute Program. Currently the city participates in an annual Job Access Reverse Commute Program and at this time has the opportunity to extend that to a two-year contract. The job access reverse commute program provides transportation opportunities during non-traditional hours and on weekends for individuals with and educational commutes. The two-year program costs \$55,000 with the city's share being \$27,500 annually.

At this time City Council could take action to approve the joint participation agreement between the IDOT and the City of Muscatine for a two-year contract for the Job Access Reverse Commute Program.

F. Request Approval of Partial Tax Exemption Requests

Presented for City Council's consideration are requests for partial tax exemptions. Previously the City Council established three urban revitalization districts to provide economic incentives for individuals revitalizing properties within those districts. In order for the property owners to take advantage of the exemption within those districts, the City Council has to acknowledge the application for partial tax exemptions and forward them to the County Assessor's office by February 1, 2004. The city has received three such requests at this time. After reviewing the applications, all three properties fall within the designated areas and qualify for the exemptions.

At this time City Council could take action to approve the partial tax exemption requests and to forward them on to the County Assessor's office.

G. Request Approval of Goals & Objectives for 2004

Presented for City Council's consideration is a request to approve the City Council's goals and objectives for 2004. On December 22, 2003, the City Council met with Tim Shields from the University of Iowa's Institute of Public Affairs to establish and redefine the city's goals and objectives for 2004. With approval of these goals and objectives, they will be distributed to the various public agencies within the city and periodic updates will be given to the Council and to the public as to the progress in accomplishing those goals and objectives.

At this time City Council could take action to approve the 2004 goals and objectives from the Muscatine City Council.

13. COMMUNICATIONS - RECEIVE AND FILE

- A. Muscatine County Board of Supervisors – December 22, 2003 & January 5, 2004
- B. Art Center Board of Trustees – December 18, 2003
- C. Planning & Zoning Commission – December 9, 2003
- D. Police Department Monthly Report – December 2003
- E. NFPA Fire Survey Report – December 2003
- F. City of Muscatine Financial Reports – December 2003

14. APPROVAL OF BILLS

It is recommended bills totaling \$1,169,552.19 approved and that the City Council authorize the Mayor and City Clerk to issue warrants for the same. It should be noted that this listing is subject to the approval of any related agenda item(s).

15. COMMUNICATIONS - COUNCIL MEMBERS

16. OTHER BUSINESS

17. ADJOURNMENT